

LISTING OF CLAIMS:

1. (Previously Presented) A method for a real estate agent to obtain a real estate listing for a property of a seller, the method comprising:

the real estate agent receiving from the seller the real estate listing for the property in return for providing an up-front monetary payment to the seller;

the real estate agent providing the up-front monetary payment to the seller at the time the real estate agent receives the listing from the seller, and wherein the seller retains the up-front monetary payment received from the real estate agent if a sale condition for the property is not met during a defined period of time; and

the real estate agent receiving consideration from the seller if the sale condition is met during the defined period of time.

2. (Previously Presented) The method of claim 1, further comprising:

using a computer to track at least one of the up-front monetary payment, the real estate listing and the consideration.

3. (Previously Presented) The method of claim 1, wherein the sale condition is receipt of a bona fide offer to purchase the property.

4. (Previously Presented) The method of claim 1, wherein the sale condition is an executed purchase contract.

5. (Previously Cancelled).

6. (Cancelled).

7. (Cancelled).

8. (Cancelled).

9. (Cancelled).
10. (Previously Presented) The method of claim 1, wherein:
 - the providing the up-front monetary payments includes providing up-front monetary payments to a plurality of sellers;
 - the receiving the listing includes receiving listings from the plurality of sellers; and
 - the receiving consideration includes receiving considerations from a group of the plurality of sellers for which corresponding sale conditions are met.
11. (Previously Presented) The method of claim 1, wherein the listing is an exclusive listing.
12. (Previously Presented) The method of claim 10 wherein the different sale conditions correspond to the sellers in the group.
13. (Previously Presented) The method of claim 1, further comprising the real estate agent receiving financing from a financing agent.
14. (Previously Presented) The method of claim 13, further comprising using the financing to provide the up-front monetary payment to the seller.
15. (Previously Presented) The method of claim 13, further comprising making payment to the financing agent in return for receiving the financing.
16. (Previously Presented) The method of claim 15, wherein the payment to the financing agent in return for the financing includes paying a percentage of the financing.
17. (Previously Presented) The method of claim 15, wherein the payment to the financing agent in return for the financing includes paying a percentage of commissions for sale of one or more properties.
- 18 through 77 (Previously Cancelled).

78. (Previously Presented) The method of claim 1, wherein receiving consideration includes receiving an increased commission as compared to other contracts for real estate listings.

79. (Previously Cancelled).

80. (Previously Presented) The method of claim 1, wherein the real estate listing is an exclusive real estate listing for an exclusivity time period, and wherein the defined period of time equals the exclusivity time period.

81. (Currently Amended) The method of claim 1, wherein the up-front monetary payment is accompanied by ~~further includes~~ one or more of the following: goods; or services.

82. (Cancelled).

83. (Previously Cancelled).

84. (Previously Cancelled).

85. (Cancelled).

86. (Previously Cancelled).